HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Barrie CMA

Date Released: First Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

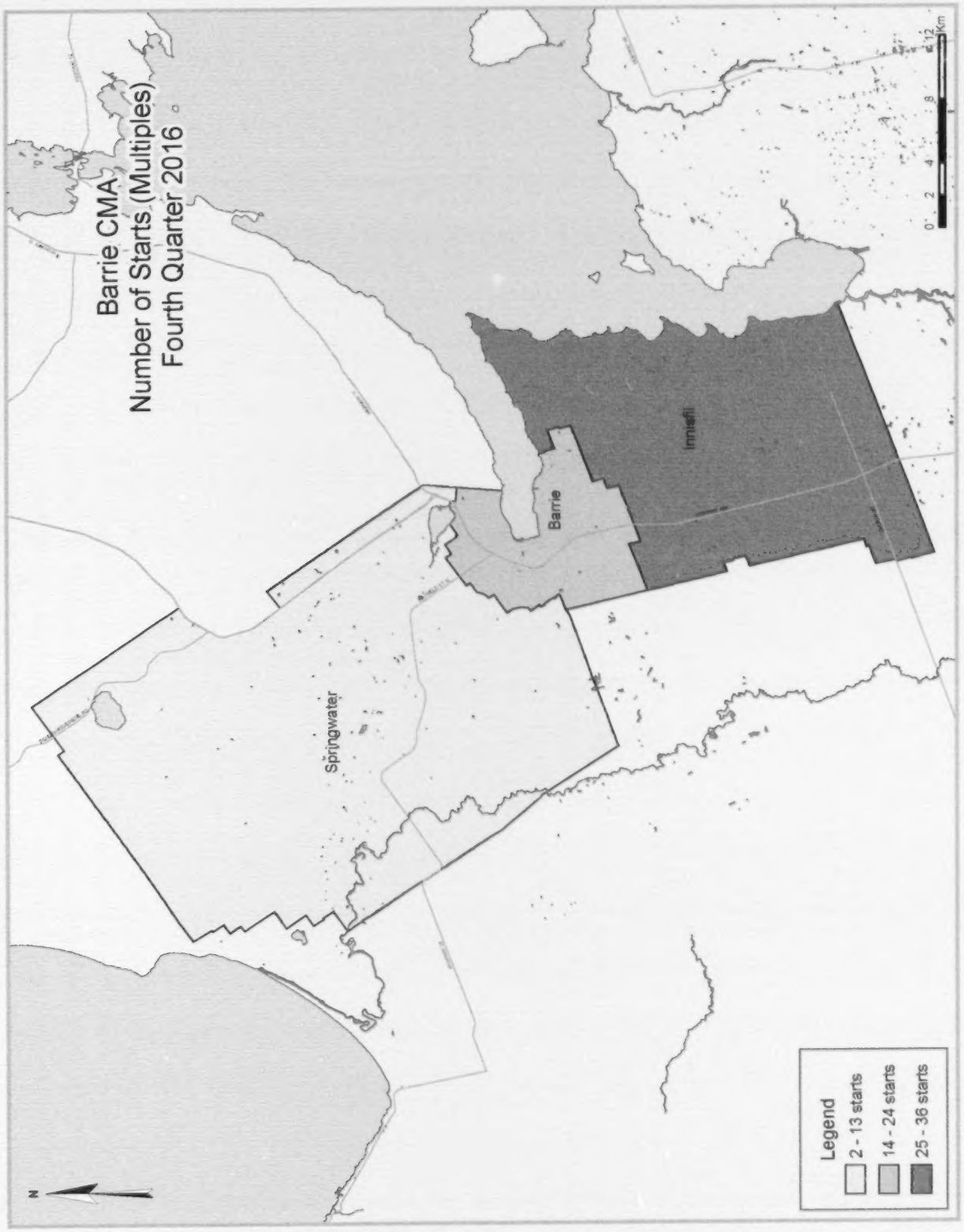
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

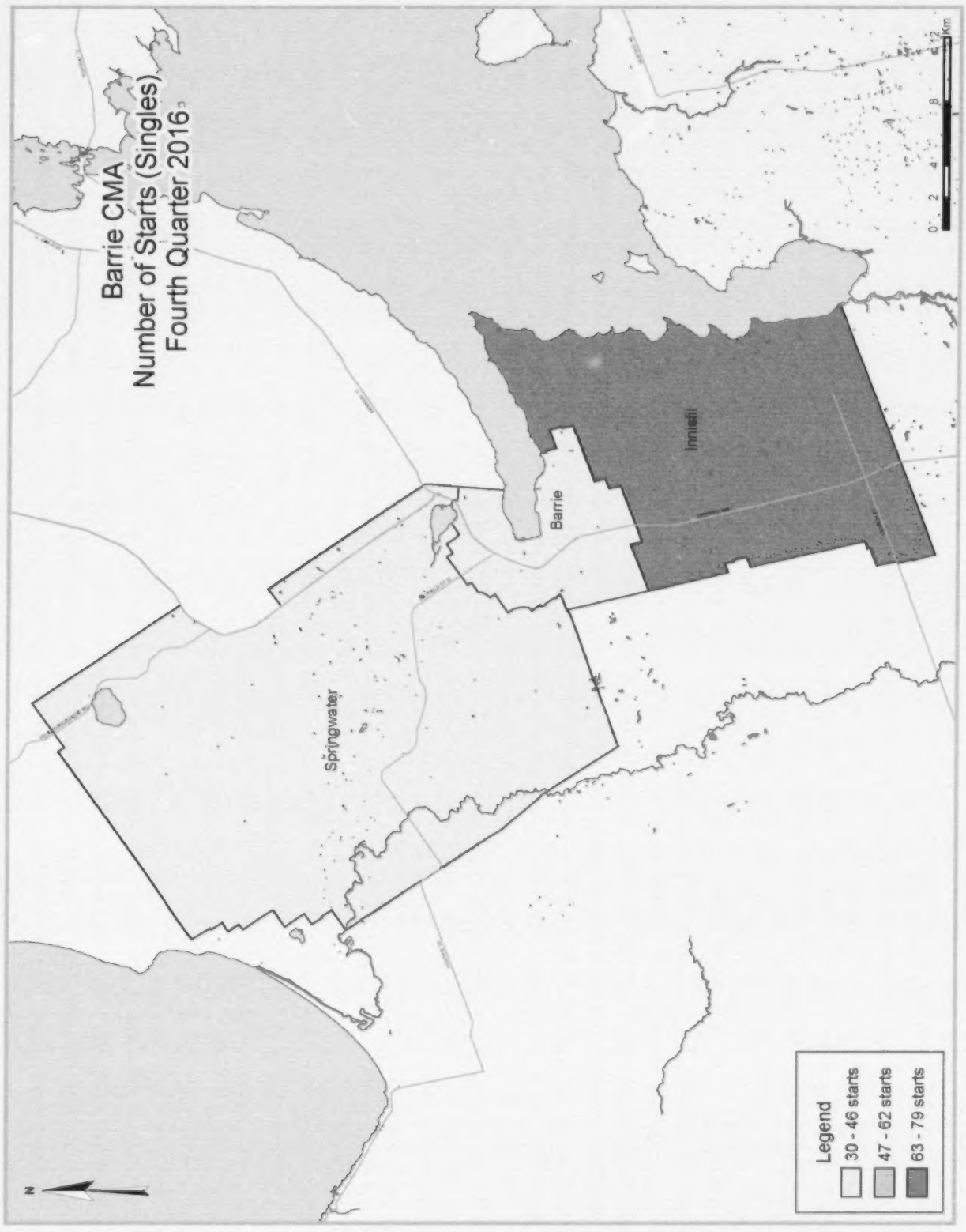
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

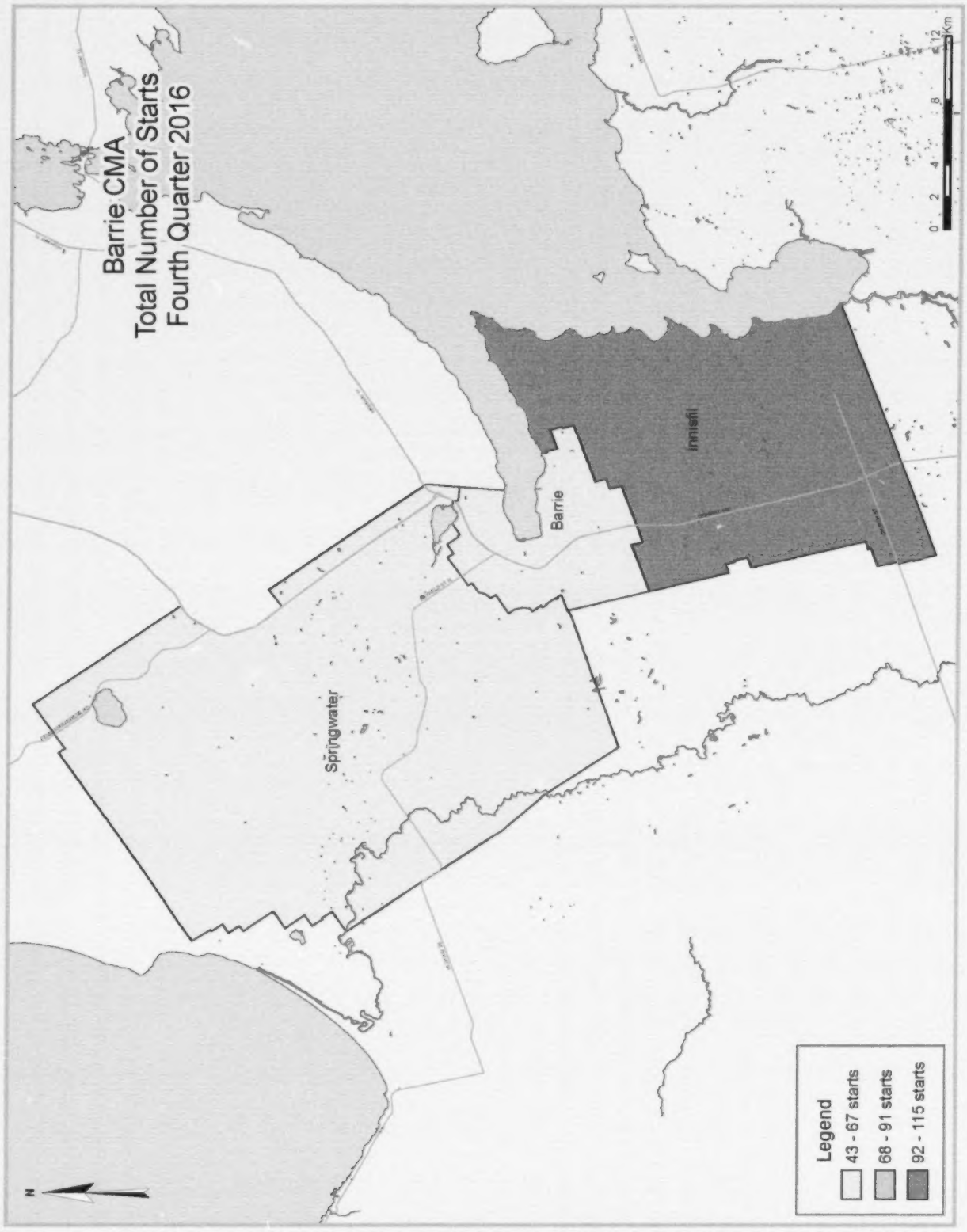
SUBSCRIBE NOW!

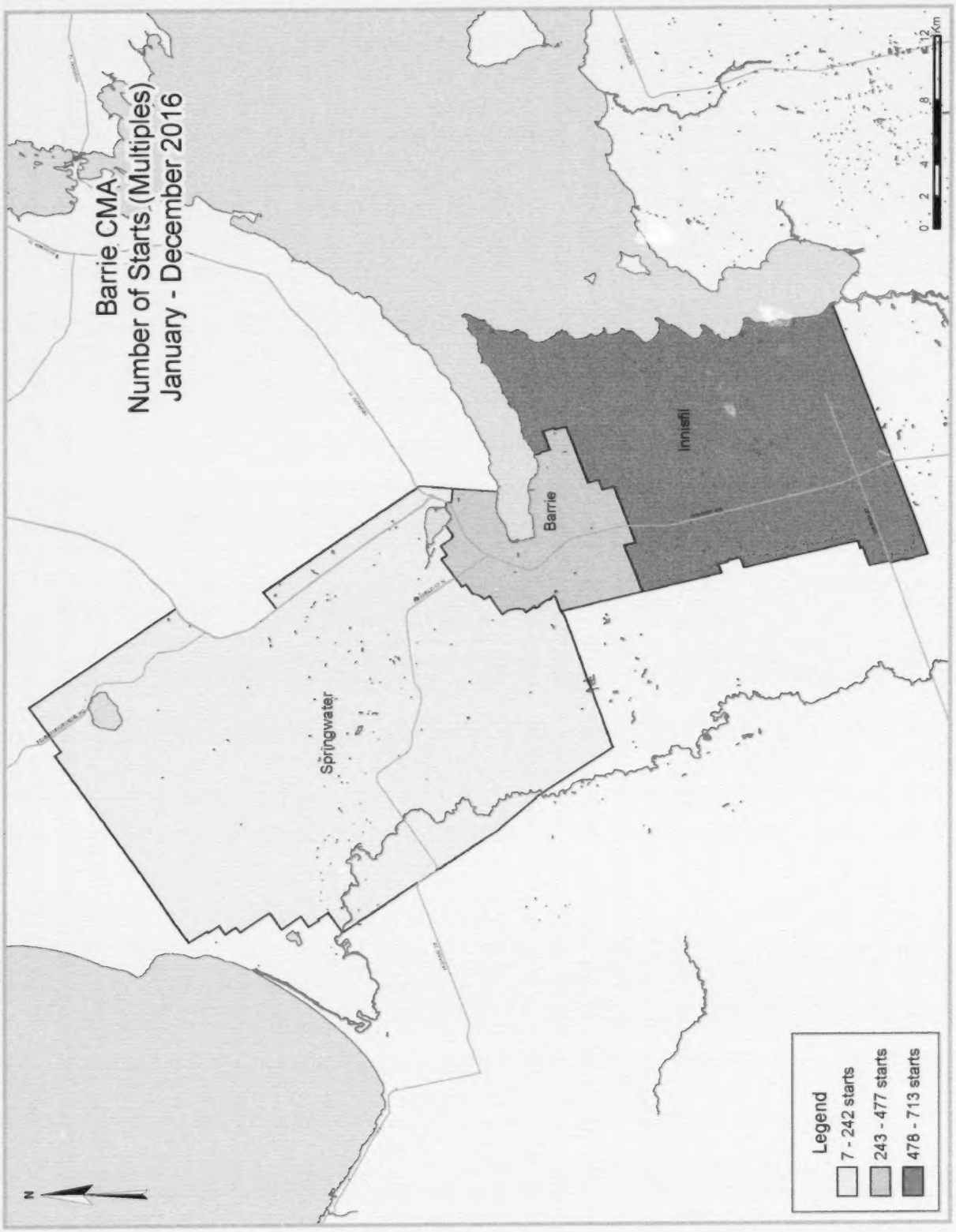
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

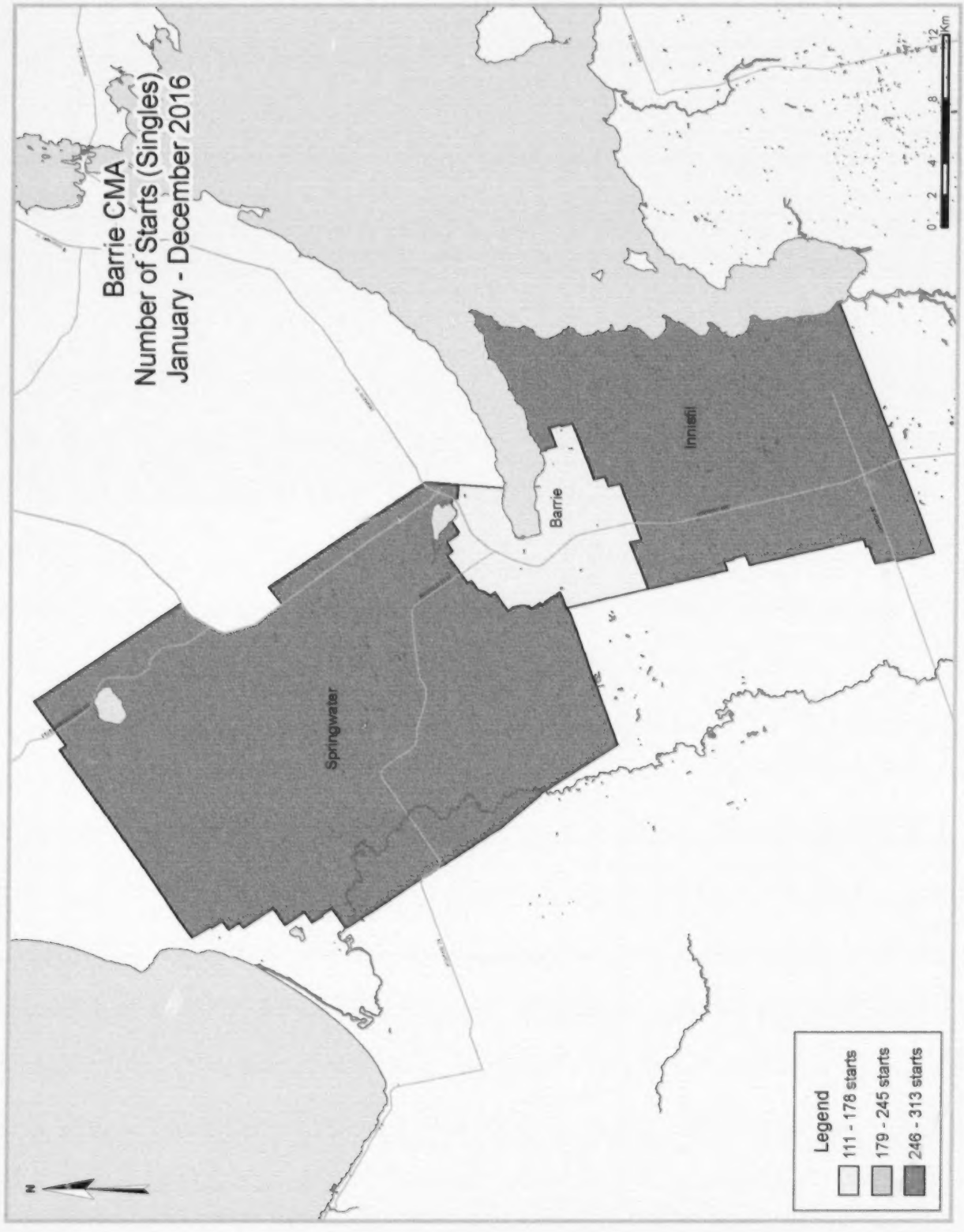
Housing Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & *much more!*
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

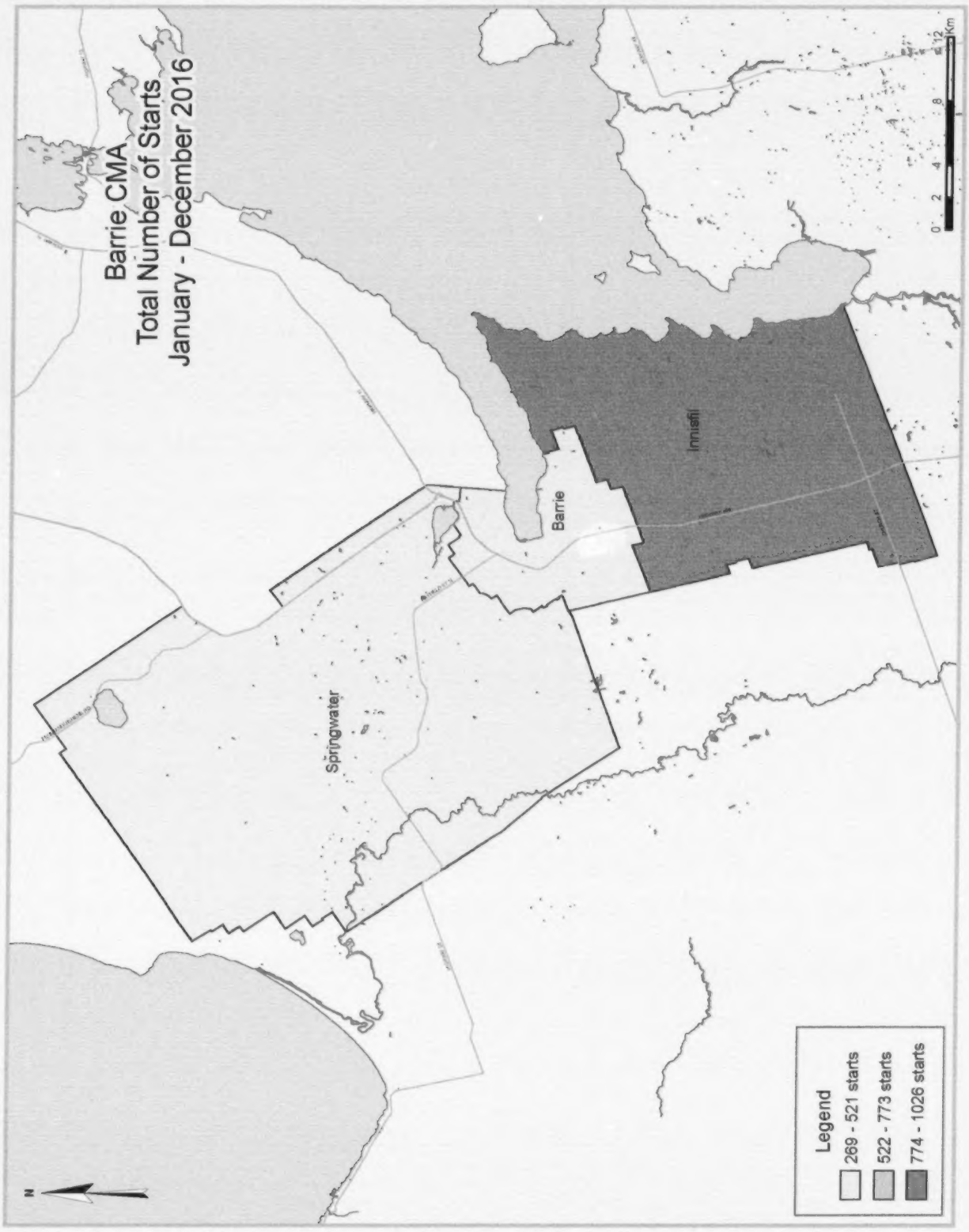

Barrie CMA
Number of Starts (Multiples)
Fourth Quarter 2016
Innisfil
Barrie
Springwater
Legend
2 - 13 starts
14 - 24 starts
25 - 36 starts
N
0
2
4
8
12
Km


Barrie CMA
Number of Starts (Singles)
Fourth Quarter 2016
Innisfil
Barrie
Springwater
Legend
30 - 46 starts
47 - 62 starts
63 - 79 starts
N
0
2
4
8
12
Km


Barrie CMA
Total Number of Starts
Fourth Quarter 2016
Innisfil
Barrie
Springwater
Legend
43 - 67 starts
68 - 91 starts
92 - 115 starts
N
0 2 4 8 12 Km


Barrie CMA
Number of Starts (Multiples)
January - December 2016
Innisfil
Barrie
Springwater
Legend
7 - 242 starts
243 - 477 starts
478 - 713 starts
N
0
2
4
8
12
Km


Barrie CMA
Number of Starts (Singles)
January - December 2016
Innisfil
Barrie
Springwater
Legend
111 - 178 starts
179 - 245 starts
246 - 313 starts
0
2
4
8
12
Km
N


Barrie CMA
Total Number of Starts
January - December 2016
Innisfil
Barrie
Springwater
Legend
269 - 521 starts
522 - 773 starts
774 - 1026 starts
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
Fourth Quarter 2016

Barrie CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Oct. 2016	Nov. 2016	Dec. 2016	Oct. 2016	Nov. 2016	Dec. 2016
Single-Detached	695	686	834	649	567	778	750	685
Multiples	321	1,037	600	144	-	1,466	1,398	1,128
Total	1,016	1,723	1,434	793	567	2,244	2,148	1,813

	Quarterly SAAR		Actual			YTD		
	2016 Q3	2016 Q4	2015 Q4	2016 Q4	% change	2015 Q4	2016 Q4	% change
Single-Detached	727	603	255	150	-41.2%	695	686	-1.3%
Multiples	2,008	248	229	62	-72.9%	321	1,037	223.1%
Total	2,735	851	484	212	-56.2%	1,016	1,723	69.6%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Barrie CMA
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	150	0	9	0	34	18	0	1	212
Q4 2015	255	0	0	0	49	104	0	76	484
% Change	-41.2	n/a	n/a	n/a	-30.6	-82.7	n/a	-98.7	-56.2
Year-to-date 2016	686	10	191	0	34	797	0	5	1,723
Year-to-date 2015	695	10	51	0	80	104	0	76	1,016
% Change	-1.3	0.0	**	n/a	-57.5	**	n/a	-93.4	69.6
UNDER CONSTRUCTION									
Q4 2016	529	10	173	0	40	895	0	35	1,682
Q4 2015	481	12	23	0	65	228	0	104	913
% Change	10.0	-16.7	**	n/a	-38.5	**	n/a	-66.3	84.2
COMPLETIONS									
Q4 2016	161	0	21	0	49	72	2	0	305
Q4 2015	162	2	31	0	8	0	6	80	289
% Change	-0.6	-100.0	-32.3	n/a	**	n/a	-66.7	-100.0	5.5
Year-to-date 2016	633	6	41	0	49	136	16	76	957
Year-to-date 2015	507	4	99	0	65	184	12	136	1,007
% Change	24.9	50.0	-58.6	n/a	-24.6	-26.1	33.3	-44.1	-5.0
COMPLETED & NOT ABSORBED									
Q4 2016	28	2	0	0	0	0	n/a	n/a	30
Q4 2015	32	2	4	0	3	6	n/a	n/a	47
% Change	-12.5	0.0	-100.0	n/a	-100.0	-100.0	n/a	n/a	-36.2
ABSORBED									
Q4 2016	162	0	21	0	49	75	n/a	n/a	307
Q4 2015	163	2	27	0	8	1	n/a	n/a	201
% Change	-0.6	-100.0	-22.2	n/a	**	**	n/a	n/a	52.7
Year-to-date 2016	637	6	45	0	52	142	n/a	n/a	882
Year-to-date 2015	507	2	101	0	67	203	n/a	n/a	880
% Change	25.6	200.0	-55.4	n/a	-22.4	-30.0	n/a	n/a	0.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q4 2016	30	0	0	0	24	0	0	0	54
Q4 2015	23	0	0	0	49	104	0	76	252
Innisfil Town									
Q4 2016	79	0	8	0	10	18	0	0	115
Q4 2015	77	0	0	0	0	0	0	0	77
Springwater Town									
Q4 2016	41	0	1	0	0	0	0	1	43
Q4 2015	155	0	0	0	0	0	0	0	155
Barrie CMA									
Q4 2016	150	0	9	0	34	18	0	1	212
Q4 2015	255	0	0	0	49	104	0	76	484
UNDER CONSTRUCTION									
Barrie City									
Q4 2016	60	10	16	0	30	368	0	30	514
Q4 2015	47	12	11	0	65	228	0	104	467
Innisfil Town									
Q4 2016	281	0	155	0	10	527	0	0	973
Q4 2015	248	0	12	0	0	0	0	0	260
Springwater Town									
Q4 2016	188	0	2	0	0	0	0	5	195
Q4 2015	186	0	0	0	0	0	0	0	186
Barrie CMA									
Q4 2016	529	10	173	0	40	895	0	35	1,682
Q4 2015	481	12	23	0	65	228	0	104	913
COMPLETIONS									
Barrie City									
Q4 2016	40	0	8	0	49	72	2	0	171
Q4 2015	25	0	17	0	8	0	6	80	136
Innisfil Town									
Q4 2016	43	0	13	0	0	0	0	0	56
Q4 2015	120	2	14	0	0	0	0	0	136
Springwater Town									
Q4 2016	78	0	0	0	0	0	0	0	78
Q4 2015	17	0	0	0	0	0	0	0	17
Barrie CMA									
Q4 2016	161	0	21	0	49	72	2	0	305
Q4 2015	162	2	31	0	8	0	6	80	289

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barrie City									
Q4 2016	3	2	0	0	0	0	n/a	n/a	5
Q4 2015	6	2	4	0	3	0	n/a	n/a	15
Innisfil Town									
Q4 2016	18	0	0	0	0	0	n/a	n/a	18
Q4 2015	13	0	0	0	0	0	n/a	n/a	13
Springwater Town									
Q4 2016	7	0	0	0	0	0	n/a	n/a	7
Q4 2015	13	0	0	0	0	6	n/a	n/a	19
Barrie CMA									
Q4 2016	28	2	0	0	0	0	n/a	n/a	30
Q4 2015	32	2	4	0	3	6	n/a	n/a	47
ABSORBED									
Barrie City									
Q4 2016	40	0	8	0	49	72	n/a	n/a	169
Q4 2015	28	0	13	0	8	0	n/a	n/a	49
Innisfil Town									
Q4 2016	42	0	13	0	0	0	n/a	n/a	55
Q4 2015	118	2	14	0	0	0	n/a	n/a	134
Springwater Town									
Q4 2016	80	0	0	0	0	3	n/a	n/a	83
Q4 2015	17	0	0	0	0	1	n/a	n/a	18
Barrie CMA									
Q4 2016	162	0	21	0	49	75	n/a	n/a	307
Q4 2015	163	2	27	0	8	1	n/a	n/a	201

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Barrie CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	686	10	191	0	34	797	0	5	1,723
% Change	-1.3	0.0	**	n/a	-57.5	**	n/a	-93.4	69.6
2015	695	10	51	0	80	104	0	76	1,016
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416
% Change	15.0	-14.3	-21.3	n/a	**	**	n/a	n/a	44.5
2007	746	14	178	0	5	37	0	0	980

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Barrie City	30	23	0	0	24	49	0	180	54	252	-78.6
Innisfil Town	79	77	0	0	18	0	18	0	115	77	49.4
Springwater Town	41	155	0	0	0	0	2	0	43	155	-72.3
Barrie CMA	150	255	0	0	42	49	20	180	212	484	-56.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Barrie City	111	101	10	8	37	105	270	180	428	394	8.6
Innisfil Town	313	380	0	2	186	26	527	0	1026	408	151.5
Springwater Town	262	214	0	0	0	0	7	0	269	214	25.7
Barrie CMA	686	695	10	10	223	131	804	180	1,723	1,016	69.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Barrie City	24	49	0	0	0	104	0	76
Innisfil Town	18	0	0	0	18	0	0	0
Springwater Town	0	0	0	0	1	0	1	0
Barrie CMA	42	49	0	0	19	104	1	76

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	37	105	0	0	270	104	0	76
Innisfil Town	186	26	0	0	527	0	0	0
Springwater Town	0	0	0	0	2	0	5	0
Barrie CMA	223	131	0	0	799	104	5	76

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Barrie City	30	23	24	153	0	76	54	252
Innisfil Town	87	77	28	0	0	0	115	77
Springwater Town	42	155	0	0	1	0	43	155
Barrie CMA	159	255	52	153	1	76	212	484

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	134	134	294	184	0	76	428	394
Innisfil Town	489	408	537	0	0	0	1,026	408
Springwater Town	264	214	0	0	5	0	269	214
Barrie CMA	887	756	831	184	5	76	1,723	1,016

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Barrie City	40	25	2	0	57	31	72	80	171	136	25.7
Innisfil Town	43	120	0	2	13	14	0	0	56	136	-58.8
Springwater Town	78	17	0	0	0	0	0	0	78	17	**
Barrie CMA	161	162	2	2	70	45	72	80	305	289	5.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Barrie City	97	87	12	2	67	142	212	320	388	551	-29.6
Innisfil Town	279	353	0	2	33	34	0	0	312	389	-19.8
Springwater Town	257	67	0	0	0	0	0	0	257	67	**
Barrie CMA	633	507	12	4	100	176	212	320	957	1,007	-5.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Barrie City	57	25	0	6	72	0	0	80
Innisfil Town	13	14	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	70	39	0	6	72	0	0	80

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	57	130	10	12	136	184	76	136
Innisfil Town	33	34	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	90	164	10	12	136	184	76	136

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Barrie City	48	42	121	8	2	86	171	136
Innisfil Town	56	136	0	0	0	0	56	136
Springwater Town	78	17	0	0	0	0	78	17
Barrie CMA	182	195	121	8	2	86	305	289

Table 3.5: Completions by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	111	154	185	249	92	148	388	551
Innisfil Town	312	389	0	0	0	0	312	389
Springwater Town	257	67	0	0	0	0	257	67
Barrie CMA	680	610	185	249	92	148	957	1,007

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Fourth Quarter 2016													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q4 2016	3	8.1	7	18.9	18	48.6	5	13.5	4	10.8	37	-	431,628
Q4 2015	3	12.0	9	36.0	7	28.0	3	12.0	3	12.0	25	-	423,129
Year-to-date 2016	3	3.3	18	19.8	45	49.5	13	14.3	12	13.2	91	435,000	447,294
Year-to-date 2015	19	24.4	27	34.6	14	17.9	7	9.0	11	14.1	78	-	413,187
Innisfil Town													
Q4 2016	0	0.0	0	0.0	6	18.2	2	6.1	25	75.8	33	572,500	603,686
Q4 2015	2	1.8	20	18.0	37	33.3	17	15.3	35	31.5	111	430,000	457,749
Year-to-date 2016	8	3.4	17	7.3	26	11.2	57	24.5	125	53.6	233	500,000	549,260
Year-to-date 2015	26	7.9	63	19.2	69	21.0	57	17.4	113	34.5	328	445,000	484,544
Springwater Town													
Q4 2016	1	1.4	5	7.0	6	8.5	3	4.2	56	78.9	71	580,000	600,400
Q4 2015	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	740,470
Year-to-date 2016	18	8.3	15	6.9	20	9.2	18	8.3	147	67.4	218	550,000	580,167
Year-to-date 2015	1	2.5	0	0.0	0	0.0	1	2.5	38	95.0	40	-	735,460
Barrie CMA													
Q4 2016	4	2.8	12	8.5	30	21.3	10	7.1	85	60.3	141	540,000	556,881
Q4 2015	5	3.4	29	19.7	44	29.9	20	13.6	49	33.3	147	445,000	494,729
Year-to-date 2016	29	5.4	50	9.2	91	16.8	88	16.2	284	52.4	542	515,000	548,074
Year-to-date 2015	46	10.3	90	20.2	83	18.6	65	14.6	162	36.3	446	452,500	496,970

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2016						
Submarket	Q4 2016	Q4 2015	% Change	YTD 2016	YTD 2015	% Change
Barrie City	431,628	423,129	2.0	447,294	413,187	8.3
Innisfil Town	603,686	457,749	31.9	549,260	484,544	13.4
Springwater Town	600,400	740,470	-18.9	580,167	735,460	-21.1
Barrie CMA	556,881	494,729	12.6	548,074	496,970	10.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Barrie

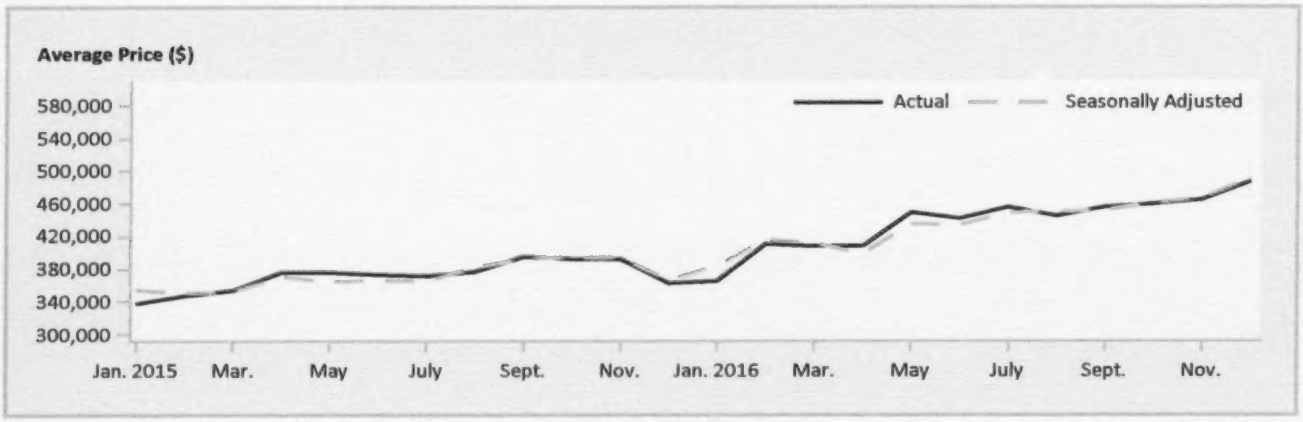


Figure 5.2: MLS® Residential Sales for Barrie

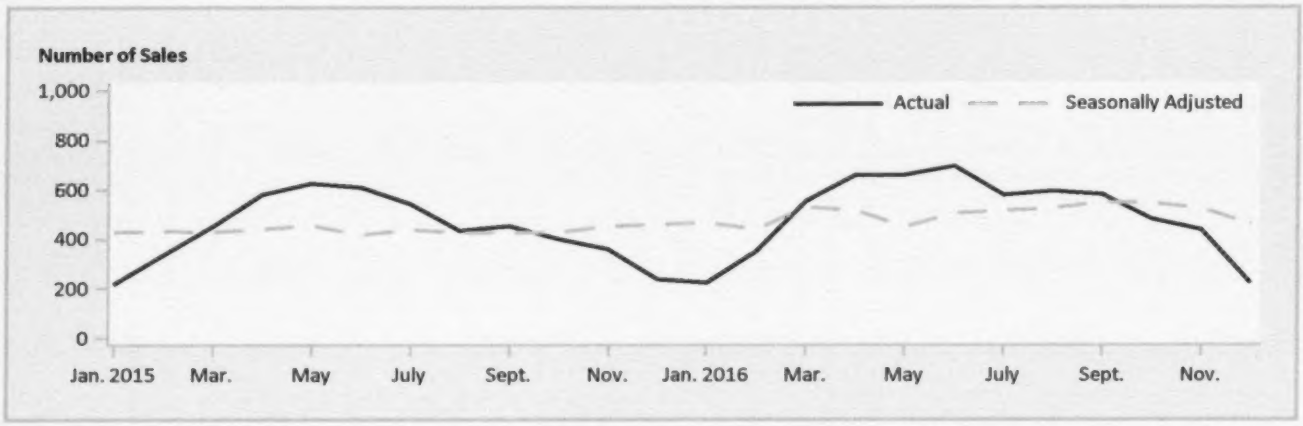
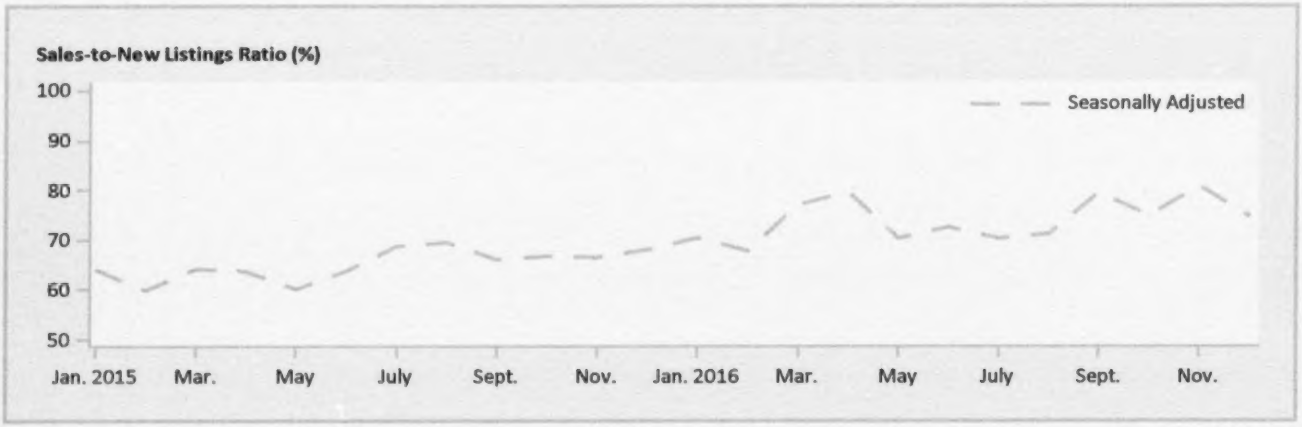


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Barrie



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Fourth Quarter 2016

		Interest Rates			NHPI, Total, (Ontario) 2007=100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	119.7	125.3	114.6	5.5	73.2	873
	February	567	2.89	4.74	120.1	126.2	113.1	6.5	72.8	880
	March	567	2.89	4.74	120.3	127.1	112.0	6.7	72.1	890
	April	561	2.89	4.64	120.6	126.9	110.1	7.8	71.8	919
	May	561	2.89	4.64	121.0	127.7	110.0	8.3	72.0	958
	June	561	2.89	4.64	121.5	128.2	109.7	7.7	71.3	980
	July	561	2.89	4.64	121.9	128.4	109.2	7.2	70.5	963
	August	561	2.89	4.64	122.5	128.0	109.6	6.8	70.3	940
	September	561	2.89	4.64	122.7	127.8	108.1	7.0	69.4	932
	October	561	2.89	4.64	123.1	127.9	106.2	6.6	67.8	939
	November	561	3.14	4.64	123.4	127.9	103.8	6.1	65.9	935
	December	561	3.14	4.64	123.5	127.5	104.6	6.4	66.4	918
2016	January	561	3.14	4.64	123.7	127.8	107.0	6.4	67.8	920
	February	561	3.14	4.64	124.2	128.2	108.8	6.7	69.1	928
	March	561	3.14	4.64	124.5	129.0	109.7	7.6	70.3	927
	April	561	3.14	4.64	125.1	129.6	109.0	7.9	69.9	921
	May	561	3.14	4.64	126.9	130.1	107.0	7.8	68.5	909
	June	561	3.14	4.64	127.4	130.4	104.1	7.5	66.4	890
	July	567	3.14	4.74	128.4	130.3	102.2	7.9	65.3	890
	August	567	3.14	4.74	129.0	129.9	101.8	8.7	65.5	886
	September	561	3.14	4.64	129.4	130.1	101.6	8.5	65.1	903
	October	561	3.14	4.64	130.7	130.6	100.7	8.5	64.5	900
	November	561	3.14	4.64	131.2	130.2	101.5	7.9	64.4	924
	December	561	3.14	4.64		130.0	102.3	7.4	64.5	946

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

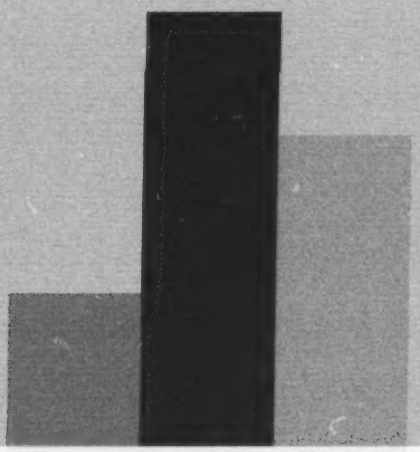
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

65571_2017_Q01